



**Town of Arlington, Massachusetts**  
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## **Building Committee Minutes 04-01-2003**

### **TOWN OF ARLINGTON MINUTES REGULAR MEETING PERMANENT TOWN BUILDING COMMITTEE TUESDAY, APRIL 1, 2003**

**PRESENT:** John Cole, Chairman Kathleen Donovan  
 William Shea, Vice Chairman Nancy Galkowski  
 Thomas Caccavaro Robert Juusola  
 Teresa DeBenedictis/John Sanchez Suzanne Owayda

**ABSENT:** Charles Stretton

**PARTICIPANTS:** David Kale, Arlington Public Schools  
 Chief Richard Maimone, Arlington Fire Department  
 Greg Carell, The Carell Group Inc.  
 Joe Drown, Design Partnership of Cambridge, Inc.  
 Bob Bell, Design Partnership of Cambridge, Inc.  
 Stefan Chaires, DRA  
 Sustainable Arlington (Chris Granda, Dan Arons, John Swift, Gene Benson)

**CALL TO ORDER:** 7:30 p.m.

*Recently appointed Director of Public Works, John Sanchez, was welcomed to the PTBC.*

#### **PARK CIRCLE FIRE STATION**

- Since the last meeting, the architect has met with the Fire Department to further review and develop the design. In addition, the engineers have met in order to get the systems underway. Another meeting is planned for Thursday for further coordination. The survey has been completed, and the architect received copies today. Although there were some surprises, there were no major issues. The architect is looking at what the impact, if any, would be on the footprint of the building. The architect has also received the schematic estimate based on the design from last week.

- Mr. Carell distributed and reviewed the ***Design and Cost Summary***. A summary of the schematic estimate was included in the review.

- o Construction estimate - \$1,682,378 with a 7% contingency
- o Estimated project total - \$2,118,044 (does not include bonding costs).

During April, the architect will be making presentations to the various town committees.

- Chief Maimone expressed his satisfaction with the design and the process.

- In anticipation of an invitation to appear before the Capital Planning and Finance Committees, the architect was asked to contact those committees to arrange a date to make a presentation. The architect will also call the Board of Selectmen.

- The architect will return to the committee on May 6<sup>th</sup>.

- Mr. Juusola will call Attorney Jim Peloquin regarding one final contractual issue.

#### **SUSTAINABLE ARLINGTON**

- Mr. Chris Granda of Sustainable Arlington distributed text related to Sustainable Arlington's warrant article submission for Town Meeting. The Board of Selectmen would like the building committee's advice as to what recommendation should be made to Town Meeting. This article would require that all construction of new town buildings and major renovations and additions to existing town buildings meet or exceed Silver Certification based on the most current criteria of the Leadership Energy and Environmental Design (LEED) Green Building Rating System promulgated by the US Green Building Council, or comparable scoring system. No building project shall be deemed

complete until LEED Silver Certification or greater, or equivalent, has been confirmed, or take any action related thereto.

- While the PTBC would be willing to support a general statement that would advocate for high standards, there was reluctance on the part of committee members to support a recommendation for an official regulation. Sustainable Arlington will work on amending the language of the article and will email its revision to Rob Juusola. The committee will revisit the issue at its next meeting.

#### **STRATTON & THOMPSON DESIGN UPDATE – DPC**

- The architect distributed copies of the SBA submission forms. Mr. Shea noted that what was being passed out was an amendment to the contract for the project submittal for approximately \$80,000 for full (rather than deferred) submission.

On a **MOTION** by Mr. Shea and seconded by Ms. Owayda, it was VOTED to **accept the amendment to the existing contract with Design Partnership of Cambridge Inc. which indicates that the architect will offer a full submittal to the SBA for the Thompson & Stratton projects rather than the deferred submittal which was originally indicated in the contract. This change will involve an additional cost of \$89,650.00 for the combined projects (which is in line with amounts spent for prior initial project submittals and will bring the total contract amount for the two schools up to \$623,000).** ROLL CALL VOTE: Unanimous

- After a brief discussion of finances, Ms. Galkowski requested that an accounting of individual project expenditures be made available in order for her to be able to make more well-informed decisions about financial approvals. Mr. Kale will provide that information for the next meeting.

- Thompson - There was a review of the exterior elevations and site plan. The committee supported Mr. Juusola's suggestion to lower the pitch of the kindergarten roof and possibly add some dormer features.

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **accept the recommendations as presented thus far for the Thompson School plans.** VOTE: Unanimous

- Stratton - After a review and discussion of the elevations and site plan, the committee asked the architect to come back to the next meeting on April 15<sup>th</sup> with some refinements to the plan.

- A letter to David Finney at DPC proposing acoustical design requirements was prepared by Mr. Juusola and reviewed by the committee. It was noted that noise levels in the classrooms would not exceed NC-33.

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **accept the letter to Mr. Finney at Design Partnership of Cambridge (with a copy to DRA) outlining the acoustical requirements for the Thompson and Stratton School projects proposed by Mr. Juusola this evening.** ROLL CALL VOTE: Unanimous

#### **DALLIN SCHOOL UPDATE – DRA**

- According to Mr. Chaires, plans and specifications have been forwarded to the Superintendent's Office and to Mr. Juusola. A Project Budget Draft and Proposed Schedule of Milestones was distributed for the committee's review.

- The preliminary project estimate is currently \$8.4 million which does not include site preparation costs (\$430,000) which will bring the total up to \$8.8 million.

- The architect was asked to prepare a list of alternates for the review at the next meeting.

- Mr. Juusola reported that Daedalus is prepared to do a quality control review for the Dallin and will hold to the price they submitted a year ago of \$8,500. An itemized cost estimate would be an additional \$5,000.

On a **MOTION** by Mr. Shea and seconded by Ms. Donovan, it was VOTED to **support a quality control design review of the Dallin project by Daedalus in the amount of \$8,500.00.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Ms. Galkowski, it was VOTED to **support a second cost estimate by Daedalus for the Dallin project in the amount of \$5,000.00.** ROLL CALL VOTE: Unanimous

- The schedule was discussed. As the architect tries to meet certain June/July deadlines, he will continue the estimating work and associated work for Town Meeting. There will be a hiatus in terms of construction documents. Work will resume on those documents in the summer with bidding set for the fall. Mr. Shea asked that the general contractor bids be moved up by several weeks in order to shoot for a November 1<sup>st</sup> award of contract.

- Sets of plans and specifications were provided by the architect. A copy will be sent to Mr. Stretton for review. The other copies will be sent to the Superintendent's office, the Dallin Library, and the Town Manager's office.

- The Chairman distributed a letter for review outlining the Dallin project which will be sent to the Finance Committee.

#### **INVOICES**

On a **MOTION** by Ms. Donovan and seconded by Mr. Shea, it was VOTED to **approve Design Partnership of Cambridge Inc. invoice dated March 28, 2003, in the amount of \$24,750.00 for 60% completion on Phase 1 of the Thompson School plans.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Ms. Donovan and seconded by Mr. Shea, it was VOTED to **approve Design Partnership of Cambridge Inc. invoice in the amount of \$28,585.00 for 60% completion on the Stratton School plans.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Ms. Donovan and seconded by Ms. Owayda, it was VOTED to **approve DRA invoice in the amount of \$1,650.00 for Peirce School landscape services for revisions to the park plan.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Ms. Donovan and seconded by Ms. Owayda, it was VOTED to **approve Conn, Kavanaugh, Rosenthal, Peisch & Ford invoice dated March 18, 2003, in the amount of \$158.46 for telephone consultation on the Peirce project (electrical contractor claim).** ROLL CALL VOTE: Unanimous

On a **MOTION** by Ms. Donovan and seconded by Ms. Owayda, it was VOTED to **approve Conn, Kavanaugh, Rosenthal, Peisch & Ford invoice in the amount of \$231.00 for a review of the Thompson & Stratton School project contracts.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Shea and seconded by Ms. Owayda, it was VOTED to **approve Morrissey & Oatway invoice dated March 12, 2003, in the amount of \$79.35 for Hardy mediation services.** ROLL CALL VOTE: Unanimous

#### **FINAL DISCUSSION – D. KALE**

##### **OTTOSON UPDATE – LEAK ISSUE**

- There is \$150,000 in the Capital Plan to cover the Ottoson courtyard repair. A copy of the repair report was sent to former project manager, Dick Madonia, to pass on to Callahan Construction to see if they could help with the repair. The committee will seek a second opinion.

##### **BRACKETT NOISE UPDATE**

- DRA's attorneys have advised them that the town will have to coordinate the bidding and hiring arrangements for the noise remediation work to be done at the Brackett. Mark Miano (Maintenance Supervisor) and Wayne Matson (DRA engineer) are working together on the specifications.

##### **PEIRCE ELECTRICAL CONTRACTOR (Tinker)**

- An April deadline is being sought for the electrical punch list to be addressed with the new contractor through the bonding company.

#### **ADJOURNMENT**

The meeting was adjourned at 10:50 p.m.

Respectfully submitted,

Marie Carroll